

**CITY OF MCMINNVILLE
BUILDING DIVISION**

INSPECTION CHECKLIST

The following is a list of items inspected at the various stages of construction by category. While performing inspections, all items within each category should be checked.

FOOTING

1. Setbacks (string if close to minimum) and/or common wall duplex.
2. Check softness and below natural grade, no water, remove excessive mud and use 3/4" minus or concrete for bedding of overexcavations
3. Check size of footings per plans; rebar placement, if any; and 12" lap at splices
4. Vertical hooks at alternative brace panel and portal frame locations
5. 20' length of rebar for electrical grounding and tag
6. Address posted with approved plans

STEMWALL/FOUNDATION

1. Stemwall located center of footing
2. Vent area per approved plans
3. Ties to footing 48" on center (other than mono-pours)
4. Width of stemwall per plans
5. Hold-downs in place per specifications and approved plans
6. Rebar according to plans
7. Check spacing of anchor bolts on plans for special spacing, make note or comment to concrete contractor
8. Address posted with approved plans

UNDERFLOOR POST & BEAM

1. Gussets post to beam at splices
2. Vapor barrier 6 mil black
3. Debris removed
4. Check to see that sill bolts are tight, properly spaced, and placed with washers, and additional bolts at alternate brace panel and portal frames
5. Installed per plans--changes approved per plans examiner
6. If TJI or floor joist system look at appropriate items, might include backing in floor joist space for nailing of hold-downs, installation per manufacturer's specs and nailed per code or installation instructions.
7. No notching or counter-sinking of mud sill bolts
8. Underfloor access from one area to the other if pony walls used 18"x24" min.
9. If pony walls used; pressure treated mud sill, anchorage, spacing of studs, pony walls built to comply with the code for wall framing. Example: double top plate or straps, 4' sheet of sheathing at ends and 25' of wall if necessary
10. Beam pocket; protection of untreated material, 3" minimum bearing
11. Approved plans and address posted
12. Post located at center of pier pad
13. Floor joist or blocking for interior brace panels

UNDERFLOOR PLUMBING

1. Drain layout, grade, size, trap arm length, proper use of fittings, cleanouts for change of direction and branch line length, note if cleanouts are needed at topout and where, support and restraint of drain piping.

Water: size of water main and its branch lines, size of branch to water heater, support, location of pressure regulator, insulate vertical water line.

2. Missing valve, support, shutoffs (butterfly), connections to fixtures, insulation and vapor barrier.
3. Hose bibs--vapor barrier and drop ear brass adapter to structure
4. Approved plans and address posted

UNDERFLOOR MECHANICAL

1. Dryer duct installation per code or appliance listing
2. Duct installation per code for support, insulation, registers secured in place, and clearance from ground
3. Size and support of gas line
4. Approved plans and address posted

FRAMING

1. Electrical cover is signed as approved at the panel box
2. Review all trusses with engineering details
3. Lateral bracing, sheathing on top chord or lateral bracing per drawings. If bottom chord is not sheetrocked, then lateral bracing shall be per drawings; blocking at bearing points and cant trusses, 45° brace at gable ends.
4. Stick frame roof--verify size of members, support of ridge and hip intersections, purlins, etc.
5. Multiple girder-ply trusses nailed per drawings, double or triple studs at ends, hangers per drawings, nail each hole, and support studs provided.
6. Overframing at change of roof direction, rafter ties at 4' o/c and at least a 1 x 4 material to distribute loads under rafters; size of rafters per plans or code
7. Proper size of beams, headers, etc. per plans and support

8. Fire blocking at furred walls, showers with lids, chases, interior masonry fireplaces, interior and exterior manufactured fireplaces at ceilings and in attic spaces if on exterior wall, vaulted gable ends 18" insulation. Shower/tub trap at second floor and above
9. Nailing for bottom plates, corner studs, rim joists, floor joists, or rafters or trusses, hurricane clips if required by designer
10. Stair risers, treads, head height and width
11. Ceiling joists at bearing locations blocked or rat run unless nailed to rafters (2x4 - 1x4) nailed to top of joists, rafters at bearing shall be blocked and at lateral too
12. Shear and lateral bracing issues; hold-down locations and installations, blocking at horizontal joints, nailing in accordance with plans, straps and other hardware required by plans such as drag struts, etc. at lateral points blocking or cripple wall to sheathing to complete load path.
13. Ventilation of attic, baffles, cross ventilation at vaults, bays and skylights
14. Check floor joists, beams, Glu-lam, drilling of holes or notching per code
15. Window U-values, tempered glass locations, height and size as it relates to egress from bedrooms, ventilation requirements if not mechanically ventilated
16. Smoke detector and carbon monoxide locations in accordance with code and installation instructions, 3' from return air vent, hallway and bedrooms, vaults leading into sleeping areas
17. Attic access size, location, dam for insulation protection
18. Approved plans and address posted
19. Underfloor access--ducts and pipes shall not obstruct
20. Splices at top plates minimum 48' minimum splice per code.
21. Common wall trusses do not violate 2-hour wall structurally independent. Fire-retardant treated plywood bracing wires in conduit, no plumbing vents not closer than 5', no plumbing in walls.
22. Insulation and vapor barrier behind tubs and/or showers.
23. Interior brace panel framing attachments and sheetrock edge blocking.

TOPOUT PLUMBING

1. Vent sizing, horizontal installation for length restrictions, 6" above flood level rim, or if allowed, graded back to fixture served and drainage fittings, fittings installed in direction of flow, aggregate area of vents through roof same as required building sewer, cleanouts as required at underfloor inspection, nail plates, level or graded but to fixture served.
2. DWV, trap arm distances, grading, support, nail plates, tested through roof
3. Water piping branch sizing, nail plates, support, pressure balance valve for shower, drop ear brass adapter at hose bibs, test at 60 psi or City pressure
4. Flanges of water closets with plywood under, proper screws, distance from rough side walls 15 1/2", flanges of showers and tubs nailed to studs
5. Check to assure copper pipe not touching any other dissimilar metals
6. Approved plan and address posted

MECHANICAL

1. Return air duct and smoke detector locations
2. No vibration isolators within 18" of garage sheetrock at ceiling
3. Exhaust fans vent to exterior (bath and range hood) maximum length per product information
4. Support of ducts per code or installation instructions
5. Gas piping, size, test, support, unions, shut-offs, sediment traps for necessary appliances
6. Gas or wood burning appliances installed per manufacturer's installation instructions
7. Insulation value of metal ductwork interior lining
8. Joist spaces used as return air ducts (not allowed in new construction), wires may cross perpendicular only, blocked at ends, insulated if in unheated space
9. Baffles around Type-B vent

10. Gas vents and chimneys clearances at roof sheathing and combustibles per manufacturer's installation instructions.
11. Vacuum systems, penetration of firewall ceiling of garage.

INSULATION

1. R-value of ceilings, vaults and walls
2. Insulation baffles at eaves
3. Vapor barrier membrane or paint if membrane
4. Complete job
5. Clearance of insulation at gas or wood burning appliances or interior masonry fireplace
6. Sealing of tub trap underfloor area
7. Protect plumbing from freezing in walls, attic tape
8. Wire and pipes "sandwiched" by insulation

WATER LINE

1. Proper material/fittings/size
2. Proper bedding
3. Laid on solid bed 24" below finish grade
4. Minimum 24" depth
5. Pressure regulator of either in underfloor or at meter accessible with vault.
6. Blue tracer wire
7. Above sewer line if in same trench, 12" apart
8. Licensed plumber to install
9. String property line if pie shaped lot to be sure water line in on property lot.

SEWER

1. Proper material, fittings, and size - maximum of 3 water closets on 3" sewer
2. Green tracer wire
3. Test--air or water--15 minutes
4. Cleanouts at house/sewer connection and 135° change of direction
5. Water or air tested (Fernco connection with wye or two-way cleanout) can use 3034 outside of building or any attached structure (porch, patios, etc.)
6. Laid in solid bed - 3/4 minus or ground
7. Size of pipe & type of pipe

SHEETROCK

1. Proper spacing of nails or screws at interior brace panels
2. Fire walls properly attached and offset joints, tape and mud if necessary.
3. Two-hour firewall - common wall duplex - two inspections required for first and second layers.
4. Assure that the firewall in garage and attic, common wall is continuous and not interrupted.
5. Garage firewall nailed or screwed

DRIVEWAYS / SIDEWALKS

1. Solid dirt or 3/4 minus compacted
2. Curb cuts
3. Downspout drain, check location to curb not within wing area
4. Minimum 4" in depth of sidewalks
5. Minimum 6" in depth at driveways or at sidewalks if within public right of way.

6. 3' wings minimum
7. 3/4" lip at driveway entrance

FINAL

1. Address posted on house
2. Weep holes in veneer
3. Gutters and downspouts connected
4. Pressure reducer valve in vault if not at underfloor
5. Caulk exterior siding at windows, doors, penetrations, excess gaps at bird-blocking, etc.
6. Final grading away from house (box out at vent)
7. Weather-stripping on exterior doors
8. Check water at fixtures for orientation of hot at left of fixture
9. Check fixture traps, supply connections, cleanouts for accessibility, caulking at showers and water closets and other fixtures, water conservation fixtures and trim, backflow devices if necessary
10. Holes in garage firewall patched
11. Backdraft damper for range hood and clothes dryer
12. Underfloor area has handle and inspect cleaned out, no insulation or ducts hanging down, access cover insulated and not obstructed
13. Hose bibs anchored to house
14. Underfloor vent screens fixed at penetrations of clothes dryer, condensate to exterior piping, etc.
15. Carbon monoxide and smoke detectors operational and interconnected
16. Tempered glazing at doors and tubs if not done at framing
17. Egress windows will open

18. Ladder needed to verify insulation in attic, one last look at fans, ducts, vents or chimney, and attic furnaces
19. Attic furnace, pan, lights, switch, drain condensate, platform
20. Dishwasher hose tied up to highest point under counter
21. Final on gas, pellet or wood burning appliances to manufacturer's specifications
22. Decks, handrails, stairs, guard rail height, etc.
23. Garage appliance burners or switches 18" above floor, protection post minimum 3" concrete filled diameter
24. Check sidewalk for cracks, breaks and scoring
25. Check top of roofs for vent termination, caps used for testing may be left on, location to windows, skylights and walls
26. Heat pump pad, 4" above grade, shut off 6' from unit
27. Electrical final approved
28. Water heater strapped properly
29. Solid core door garage/house
30. Approved plans with site plan available